Key: **5846**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,570

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLARK JEFFREY & KIMBERLY JEANNE 76 FIRST PARISH RD SCITUATE, MA 02066	**50-12-15-0**	**76-A FIRST PARISH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLARK JEFFREY &	11/06/2015	V	428,000	46249-170
FRANZEN SHIRLEY I	11/06/2015	F	1	46260-39
FRANZEN SHIRLEY I	11/14/2007	F	1	35295-309

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

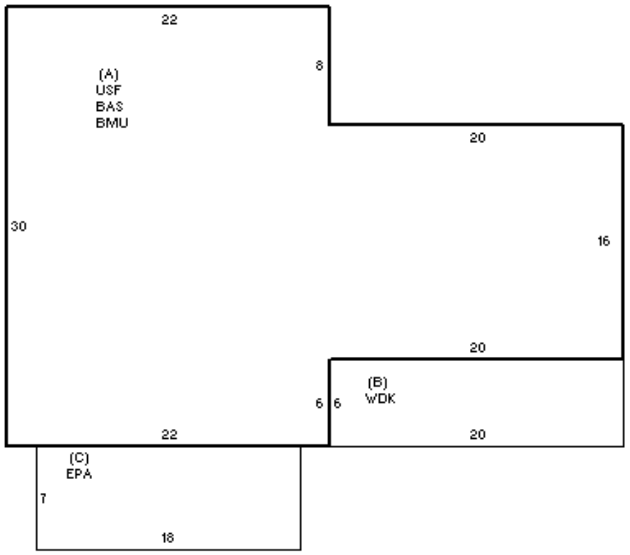
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-383	07/20/2007	3	ALTERATIONS	19,000	07/25/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,500	HBR 1.00	100 1.00	100 1.00	616,000	6.32	100 1.00	R02 1.40			491,250

TOTAL	5,489 SF	ZONING		FRNT	50
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

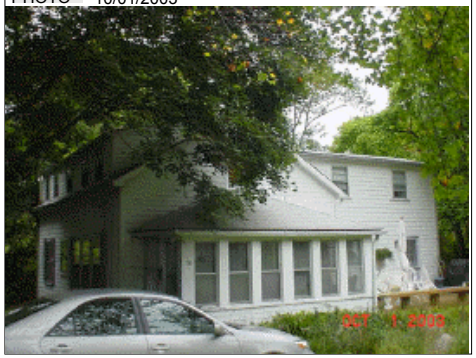
ASSESSED	CURRENT	PREVIOUS
LAND	491,300	414,700
BUILDING	244,400	227,600
DETACHED	2,800	2,700
OTHER	0	0
TOTAL	**738,500**	**645,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.80	70 0.30			216	43.80	2,800

PHOTO 10/01/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/4/2009	PL
LIST	9/4/2009	EST
REVIEW	3/22/2011	ER

YEAR BLT	1923	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	1.224
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$3,232
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	980		52.19	51,148
A	BAS	L	BASE AREA	980	1923	272.47	267,018
A	USF	L	UPPER STORY FIN	980	1923	247.78	242,825
B	WDK	N	WOOD DECK	120		42.24	5,069
C	EPA	N	ENCLOSED PORCH	126		99.22	12,502

TOTAL RCN	581,793
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1955 / 67	
COND	58	58 %
FUNC	0	
ECON	0	
DEPR	58	% GD 42
RCNLD		$244,400